

A-6532
Variance Request

Relocate and construct front steps which would encroach a maximum of six feet, ten and three-eighths inches (6'-10 $\frac{3}{8}$ "') forward of the twenty-five (25) foot front (Cedar Parkway) building restriction line.

Mr. John J. Campanella &
Ms. Kathleen M. Campanella
5910 Cedar Parkway

CHEVY CHASE VILLAGE
BOARD OF MANAGERS
MAY 12, 2014 MEETING

STAFF INFORMATION REPORT

TO: BOARD OF MANAGERS
FROM: ELLEN SANDS, PERMITTING AND CODE ENFORCEMENT COORDINATOR
DATE: 5/8/2014
SUBJECT: HEARING OF CASE NO. A-6532 VARIANCE REQUEST
MS. KATHLEEN CAMPANELLA & MR. JOHN CAMPANELLA; 5910 CEDAR PARKWAY
RELOCATE AND CONSTRUCT FRONT STEPS WHICH WOULD ENCROACH A MAXIMUM OF SIX FEET,
TEN AND THREE-EIGHTHS INCHES (4'-10³/₈") FORWARD OF THE TWENTY-FIVE (25) FOOT FRONT
(CEDAR PARKWAY) BUILDING RESTRICTION LINE. THE REQUESTED ENCROACHMENT HAS BEEN
REVISED FROM THE ORIGINAL NOTICE- SEE BELOW.

Case Synopsis: NOTE: The Applicants have reduced the requested encroachment three (3) feet from the initial notice. They are proposing to relocate the front steps of the house, which as proposed would encroach forward of the twenty-five (25) foot front BRL. They assert that they are restoring the steps to the original location, as depicted on historical records of the property, which is located in the Chevy Chase Village Historic District. A portion of the relocated steps would encroach forward of the front (Cedar Parkway) twenty-five (25) foot BRL. Because the grade at the property is highest at the location of the proposed steps, that location is most amenable to use of a temporary ramp that is used when a wheelchair-bound parent visits.

NOTICE REQUIREMENTS: Abutting Owners; Public Notice

APPLICABLE CHEVY CHASE BUILDING REGULATION:

The Chevy Chase Village Code Sec. 8-16 (c) states:

No structure or play equipment of any description shall be erected within twenty-five (25) feet of the front line of any lot.

APPLICABLE COVENANTS:

"That no structure of any description shall be erected within twenty-five (25) feet of the front line of said premises; and that no stable, carriage-house, shed, or outbuilding shall be erected except on the rear of said premises."

FACTUAL AND BACKGROUND INFORMATION:

The Applicants initially requested an encroachment of six feet, ten and three-eighths inches (6'-10³/₈") forward of the front BRL. That proposal included a landing at the midpoint of the steps. They have since revised and reduced the request, eliminating the landing. The requested encroachment is now three feet, ten and three-eighths inches (3'-10³/₈")

The front property line parallels Cedar Parkway, which runs at an angle to the front of the house, so that the south portion of the house is much closer to the front BRL than the north part of the house.

The Applicants do not have a measurement for the encroachment of the previous steps that were original to the house, and that encroached forward of the front BRL, however the proposed encroachment is intended to be similar to that of the original. The Applicants engaged a firm specializing in architectural history to research the property.



Figure 1: View of 5910 Cedar Parkway looking west. The proposed relocated steps would project forward of the front BRL, towards the street, in the first bay of the porch (see yellow arrow).

There have been similar requests, most recently in February of 2012 at 11 Primrose Street, wherein Applicants have requested a variance to relocate front steps to the center of the porch. As in this case those Applicants were able to document that the steps were originally constructed in the proposed location and that the proposed encroachments would be similar to the original encroachment.

The proposed encroachment is compliant with Montgomery County zoning regulations¹.

The Applicants are also undertaking an addition to the rear of the existing house and also intend to install a fence at the property. They are currently seeking approval from the Historic Preservation Commission (HPC) for all proposed work.

The Applicants signed a consent agreement through the Tree Ordinance Board last year for removal of a Holly tree in the rear yard. They have also removed several trees over the last year, all approved for removal by the Village arborist. The Village arborist has assessed the property. Construction of the addition and relocated steps can be accommodated through a Tree Protection Plan and no additional trees are proposed for removal due to the construction.

¹ Sec. 59-B-3.1 Steps, terraces and porches.

Open steps and stoops, exterior stairways, terraces and porches may extend into any minimum front or rear yard not more than 9 feet.

To date there have been no letters received from abutting neighbors in support of or opposition to the request.

Applicable Fees: Building Permit Application: TBD; Variance Application Fee: \$300.

RELEVANT PRECEDENTS

There are many cases of the Board granting requests for variances to construct or re-construct, despite front covenant setback encroachments, uncovered front stoops and treads at a property when they have been in generally the same location as previously and are “the minimum required to get from grade to the first floor of the house”. In 1999 Dr. Robert Kyle and Ms. Kathryn Fulton of 4 East Irving Street were **granted a variance to reconstruct** a porch and front steps that encroach forward of the front BRL. An original front porch and steps had been destroyed years earlier and the Applicants proposed to reconstruct the porch and steps. Similarly to this case, the property is located in the CCV Historic District, the Applicants were able to demonstrate that a porch and steps had existed at the property previously and were proposing a similar encroachment. A difference in that case was that the wording of covenants did not prohibit all structures from being located forward of the front BRL, but “any stable, carriage houses or shed”. In May 2005 Mr. & Mrs. Justin Bausch of 12 East Lenox Street were **granted a variance to extend** the uncovered steps leading to the front porch. In the Bausch case the covenants, like at 4 East Irving Street, were worded to prohibit “any stable, carriage houses or shed” forward of the twenty-five (25) foot front building restriction line, rather than the more standard language prohibiting “structure[s] of any description” forward of that setback. More relevant to this application, therefore, in February of 2012, Mr. & Mrs. Andrew Marino, of 11 Primrose Street, were **granted a variance to relocate and construct** non-conforming uncovered front steps, leading to a covered porch, both of which were forward of the twenty-five (25) foot front building restriction and covenant setback line. The proposed steps in that case would encroach twelve feet, eight inches (12’-8”) forward of the twenty-five (25) foot front setback line, an additional ten (10) inches beyond the existing steps. In May of 2012 Dr. & Mrs. Charles Bahn of 118 Hesketh Street were **granted a variance to reconstruct** the uncovered front steps from the front walkway to the front porch, adding one tread, a portion of which would be located forward of the twenty-five (25) foot front building restriction and covenant setback line. In June of

2012, Dr. & Mrs. Jeffrey Shuren were **granted a variance to reconstruct** uncovered steps that would extend an additional one foot, one inch (1'-1") beyond the existing steps for a maximum encroachment of six feet, eight inches (6'- 8") forward of the twenty-five (25) foot front building restriction line. On December 10, 2012 the Chevy Chase Village Board of Managers considered the request of Mr. & Mrs. Steven Sprenger of 5501 Park Street for a variance to construct uncovered treads leading to a front stoop in the front (Park Street) yard which would encroach forward of the front building restriction line. **A motion to approve the request for a variance failed; therefore, construction of the proposed treads was denied** per the Village Manager's decision dated October 25, 2012. In that case there had not previously existed an encroachment forward of the front BRL and covenant setback line at the property nor was there an established encroachment throughout the rest of that block of Park Street. In March 2013, Mr. & Mrs. Alex Sternhell of 27 Primrose Street were **granted a variance to reconfigure** a pair of existing (uncovered) front steps that would encroach forward of the twenty-five (25) foot front building restriction line. In November of 2013 Mr. Sean F. X. Boland of 4 East Lenox Street was **granted a variance to reconstruct** a front stoop and treads as well as a portico over the proposed stoop. In that case there was no covenant conflict and the majority of the properties on the subject block of East Lenox Street also had encroachments forward of the twenty five (25) foot front BRL.

FINDINGS REQUIRED:

1. The proposed variance is required because special conditions exist whereby the enforcement of the requirements of the Village Building Code would result in an unwarranted hardship and injustice to the owner.
2. The proposed variance will most nearly accomplish the intent and purpose of the requirements of the Village Building Code; and
3. Except for variances from the requirements of Sections 8-21 [fences], 8-26 [driveways] or Chapter 25 [public rights-of-way] of the Village Regulations, the structure authorized by the proposed variance would not violate any covenant applicable to the property.

Draft Motion

I move to APPROVE/DENY the variance request in Case A-6532 on the basis that the evidence presented, including the Staff Report, demonstrates that the applicable requirements for approval of the variance HAVE/HAVE NOT been met. Staff is directed to draft a decision based on this evidence, including findings of fact and conclusions, APPROVING/DENYING the variance request.

**CHEVY CHASE VILLAGE
NOTICE OF PUBLIC HEARING**

Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 12th day of May, 2014 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

**APPEAL NUMBER A-6532
MR. JOHN J. CAMPANELLA &
MS. KATHLEEN M. CAMPANELLA
5910 CEDAR PARKWAY
CHEVY CHASE, MARYLAND 20815**

The applicants seek a variance from the Board of Managers pursuant to Sec. 8-9 of the Chevy Chase Village Building Code to relocate and construct front steps which would encroach a maximum of six feet, ten and three-eighths inches (6'-10³/₈"') forward of the twenty-five (25) foot front (Cedar Parkway) building restriction line.

The Chevy Chase Village Code Sec. 8-16 (c) states:

No structure of any description shall be erected within twenty-five (25) feet of the front lot line of any lot.

Additional information regarding this case may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.chevychasevillagemd.gov or you may contact the office for this information to be mailed to you.

This notice was mailed and emailed (where possible) to abutting and confronting property owners on the 1st day of May, 2014.

**Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300**



May 1, 2014

Mr. & Mrs. John Campanella
5910 Cedar Parkway
Chevy Chase, MD 20815

Dear Mr. & Mrs. Campanella:

Please note that your request for a variance to relocate and construct front steps that would encroach forward of the twenty-five (25) foot front (Cedar Parkway) building restriction at your property is scheduled before the Board of Managers on Monday, May 12, 2014 at 7:30 p.m.

Either you or another representative must be in attendance to present your case. At that time, additional documents may be introduced and testimony can be provided in support of the request.

For your convenience, enclosed please find copies of the Public Hearing Notices and mailing list. Please contact the Village office in advance if you are unable to attend.

Sincerely,

Ellen Sands
Permitting and Code Enforcement
Chevy Chase Village

Enclosures

CHEVY CHASE VILLAGE

5906 Connecticut Avenue
Chevy Chase, Maryland 20815

Phone (301) 654-7300

Fax (301) 907-9721

ccv@montgomerycountymd.gov

www.chevychasevillagemd.gov

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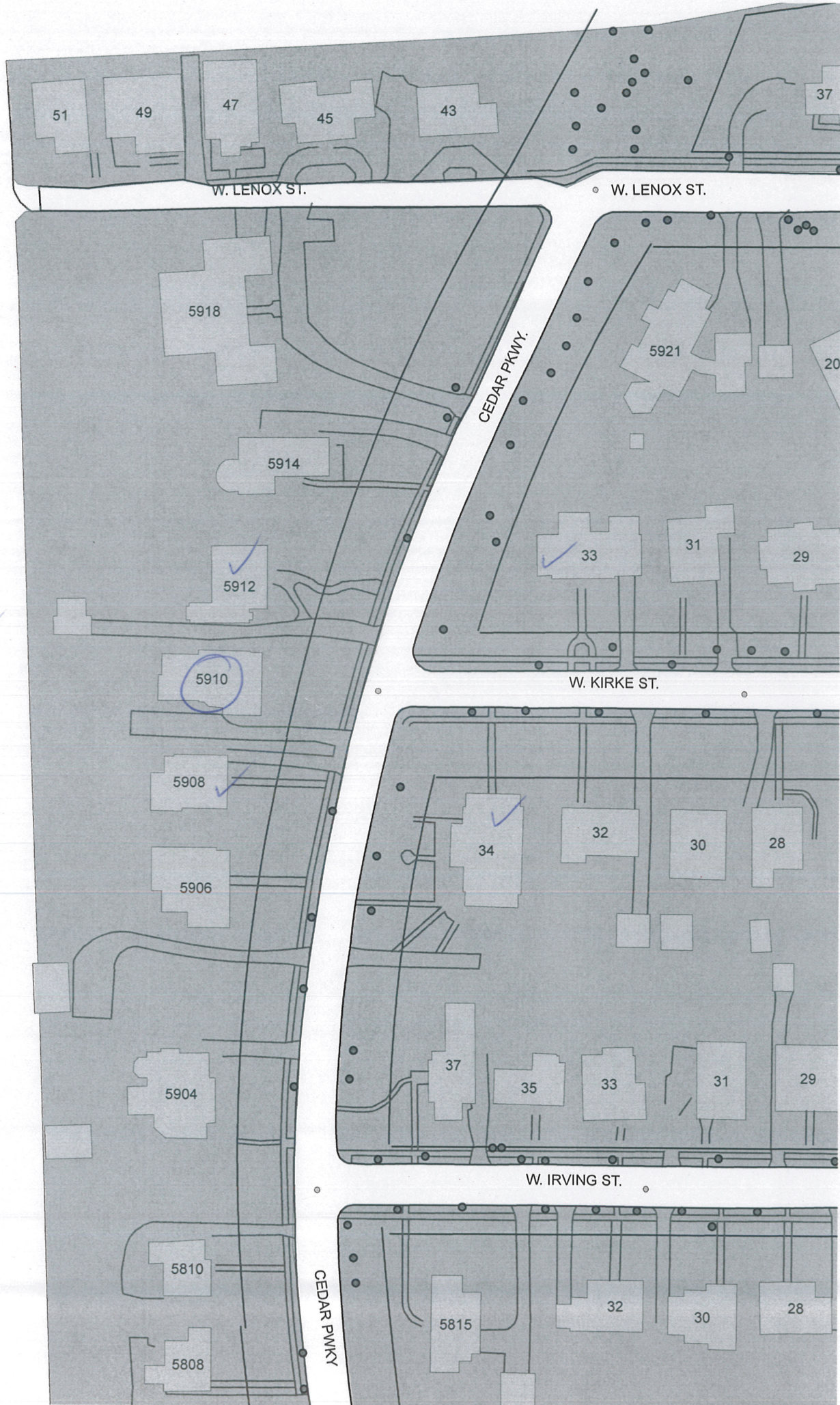
MAILING LIST FOR APPEAL A-6532

MR. & MRS. JOHN CAMPANELLA
5910 CEDAR PARKWAY
CHEVY CHASE, MD 20815

Adjoining and confronting property owners	
Mr. William (Jay) West Or Current Resident 5912 Cedar Parkway Chevy Chase, MD 20815	Mr. & Mrs. Charles Hobbs Or Current Resident 33 West Kirke Street Chevy Chase, MD 20815
Ms. Clare M. Gilliam Or Current Resident 5908 Cedar Parkway Chevy Chase, MD 20815	Dr. & Mrs. Mark Eig Or Current Resident 34 West Kirke Street Chevy Chase, MD 20815
The Chevy Chase Club Or Current Occupant 6100 Connecticut Avenue Chevy Chase, MD 20815	


I hereby certify that a public notice was mailed (and emailed where possible) to the
aforementioned property owners on the 1st day of May, 2014.

Ellen Sands
Permitting and Code Enforcement Coordinator
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815



Chevy Chase Village
Building Permit Application

Permit No: A-6932

Property Address: 5910 Cedar Parkway

Resident Name: Kathy & John Campanella

Daytime telephone: 301.215.4151

Cell phone: 202.320.5008

After-hours telephone: 301.215.4151

E-mail: kcampanella@verizon.net

Project Description:

Renovation to historic home including restoring front porch stairs to original design with new front walk, 4 story addition in back of home, new driveway, and property fence.

☐ Check here if the construction will require the demolition of over fifty (50) percent of any existing structure.

Primary Contact for Project:

☒ Resident

☐ Architect

☐ Project Manager

☐ Contractor*

*MHIC/MD Contractor's License No. (required):

Information for Primary Contact for Project (if different from property owner):

Name: Mauck Zantzinger

Work telephone: 202.363.8501

After-hours telephone: 301.654.7974

Cell phone: 202.437.2752

E-mail: Richard Zantzinger <richard@mauckzantzinger.com>

Will the residence be occupied during the construction project?

☐ Yes

☒ No

If no, provide contact information for the party responsible for the construction site (if different from above):

Name:

Address:

Work telephone:

After-hours telephone:

Cell phone:

E-mail:

Parking Compliance:

Is adequate on-site parking available for the construction crews?

☒ Yes

☐ No

If no, please attach a parking plan which minimizes inconvenience to neighboring residents, and indicate if the property is in a permit parking area.

Will road closings be required due to deliveries, equipment or other reasons?

☐ Yes

☒ No

Building Permit Filing Requirements:
Application will not be reviewed until the application is complete

- ☐ Copy of stamped drawings approved by Montgomery County Department of Permitting Services (DPS) and the Historic Preservation Commission (HPC), if required. Every page of drawings must be clearly stamped.
- ☒ This application form, signed by resident.
- ☒ Boundary Survey
- ☒ Site Plan (see: Village Site Plan Checklist to ensure completeness)
- ☒ Building plans and specifications
- ☒ Tree Preservation Plan requested of Village arborist (see: Village Tree Inspection Request form). All required tree protections must be fully installed before any work begins.
- ☒ Filing Fee (due at time of application). Fees schedule is listed in Chapter 6 of the Village Code.
- ☐ Damage deposit or performance bond (due when Building Permit is issued). Amount of required deposit or bond will be set by Village Manager.

Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days.

If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.

No signs advertising the architect, contractor, or any other service provider may be posted on the work site.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.

Applicant's Signature: _____

Date: 04/10/14

Kathy M. Campbell

To be completed by Village staff:

Is this property within the historic district?

Yes ☒

No ☐

Staff Initials: ES

Date application filed with Village: 4/14/14

Date permit issued: _____

Expiration date: _____

For Use By Village Manager	Application approved with the following conditions:
<div style="border: 2px solid black; padding: 5px; display: inline-block;"> DENIED APR 17 2014 Chevy Chase Village Manager </div>	Application denied for the following reasons:
	<i>[Signature]</i>
	The proposed steps encroach
	forward of the 25' BRL.

Filing Fees (due when application submitted) Permit Application Fee: \$ <u>TBD</u> (see Permit Fee Worksheet) <input type="checkbox"/> \$50.00 (if construction is in the Public Right-of-way) Tree Preservation Plan Fee: <input type="checkbox"/> \$250.00 <input type="checkbox"/> Not required for this project.	Checks Payable to: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815 Date: Staff Signature:
TOTAL Fees:	
Damage Deposit/Performance Bond (due when permit is issued) <input type="checkbox"/> \$ _____ <input checked="" type="checkbox"/> Waived by Village Manager	Checks Payable to: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815 Date: Village Manager Signature:
Cost of damage to R-O-W: (calculated at close-out) Amount of refund:	Date: Village Manager Signature:

Chevy Chase Village

Application for a Variance

A variance is permission granted to a landowner to depart from the specific requirements of the Village zoning ordinance and allows a landowner to use land differently than specified in the ordinance. The variance is a written authorization from the Board of Managers permitting construction in a manner not otherwise allowed by the Village Code.

Subject Property: 5910 Cedar Parkway	
Describe the Proposed Project: Restore original historic 1909 front porch stairs which will encroach 6'-10 5/16" into the 25' building restriction line. <i>3/8" u</i> <i>Proof of original stairs provided in maps and diagrams from Chevy Chase Historical Society and confirmed by Tracerics, DC with on-site evaluation and existing physical evidence.</i>	
Applicant Name(s) (List all property owners): Kathy & John Campanella	
Daytime telephone: 301.215.4151	Cell: 202.320.5008
E-mail: kcampanella@verizon.net	
Address (if different from property address):	
For Village staff use:	
Date this form received: <u>4/14/14</u>	Variance No: <u>A-6532</u>

Filing Requirements:

Application will not be accepted or reviewed until the application is complete

- ☒ Completed *Chevy Chase Village Application for a Variance* (this form)
- ☒ Completed *Chevy Chase Village Building Permit Application*
- ☒ A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- ☒ Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.
- ☒ Copy of Covenants applicable to the property except for variances from Sections 8-22, 8-26 or Article IV of Chapter 8 of the Chevy Chase Village Code.
- ☒ Variance fee (See fee schedule listed in Chapter 6 of the Village Code).

Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this variance request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Applicant's Signature: [Signature]

Date: 4/9/14

Applicant's Signature: Kathy M. Campanella

Date: 4/9/14

Describe the basis for the variance request (attach additional pages as needed).

The home is located at the intersection of Kirke Street and Cedar Parkway in Section 2 of Chevy Chase Village. The property's sloping topography is highest in the front yard and lowest in the back where the lot abuts the Chevy Chase Club. This contributing resource in the historic district was built in 1909 as a turn of the century summer house. The 1927 Sanborn map shows the simple footprint of the original home which Traceries, DC defined as "informal Colonial Revival." It originally had 1/1 windows, with a front facade featuring an open wrap-around front porch, a side doorway facing south, and a prominent front entry stairway. The front facade was altered in 1930 when the left wrapped portion of the porch was enclosed to create a formal style Colonial Revival entry. Sometime after 1975, the front porch stairway was removed and replaced with a section of railing. A side porch stair was then added as the main entrance for the home. Traceries recommends removing the side stairs completely and relocating the front stairs to their original location. (See attached Traceries summary.)

Describe how enforcement of the building regulations would result in an unwarranted hardship and

Another important reason for relocating the porch stairs to the original front left bay is because this location allows handicap access at the highest elevation on our lot. So, on the occasions when we need the handicap ramp, it can be used at a comfortable rise and run and it will not exit into the driveway. This location would also allow us to purchase a more affordable portable ramp without handrails.* The smallest distance from the ground to an entrance on our lot is a 31.5" rise at the site of original front stairs; a 36" rise at the side porch; a 65" rise at the side entrance; and an 81" rise at the rear entrance.

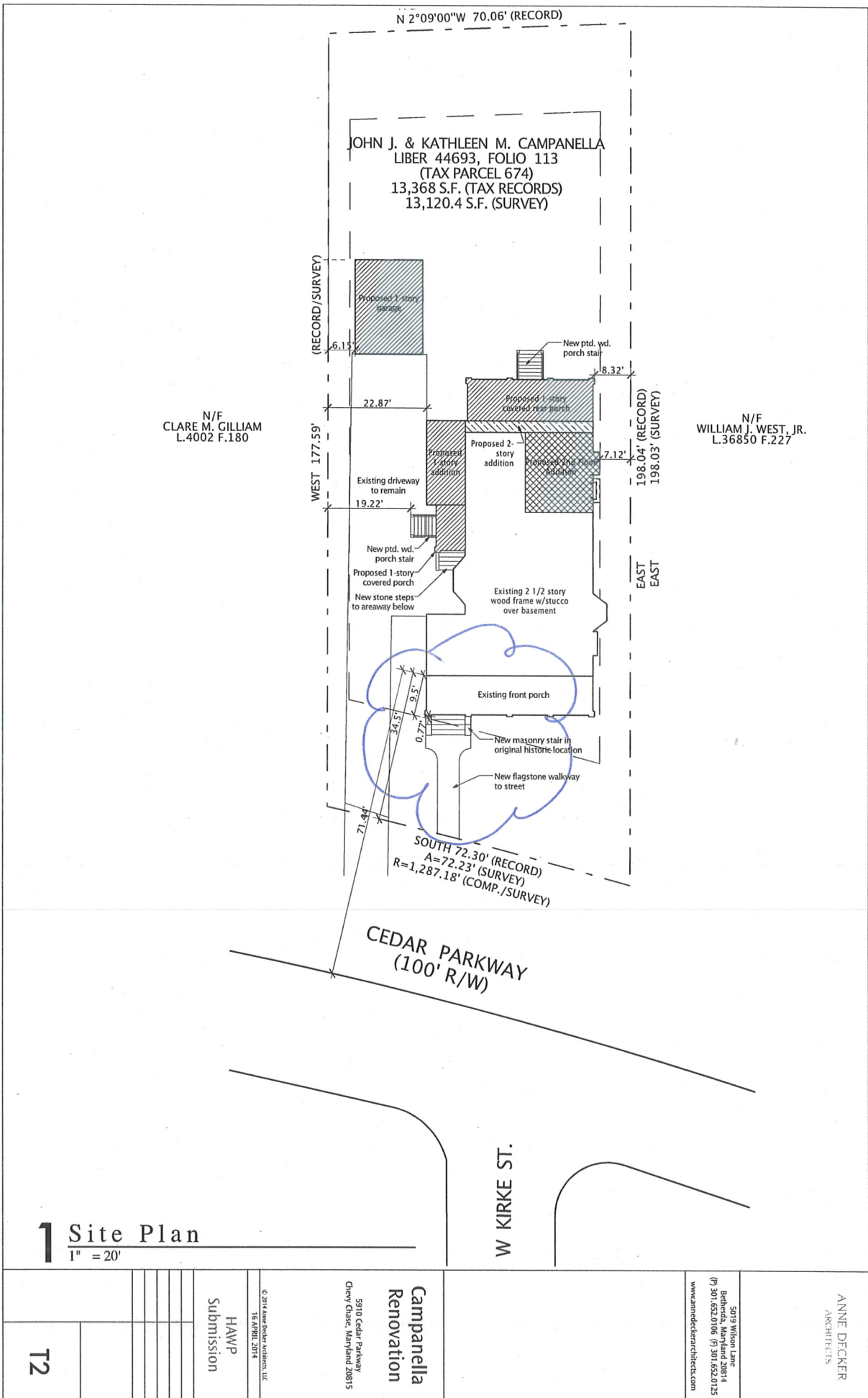
*Montgomery County requires handrails for public ramps with a rise of 30" or more. Residential properties are not bound by these regulations but, due to safety concerns, most residents follow similar guidelines. At the front of our porch (31" rise) we could use a simple straight light-weight portable ramp without handrails. Any other location on our lot would have such a large rise that it would require a more expensive, and more permanent ramp. A larger ramp would need to be professionally installed and removed each time we need to use it. The larger ramp configuration would require a turn to accommodate the steep rise and would also require handrails for safety.

Describe how the proposed variance most nearly accomplishes the intent and purpose of the requirements of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

1) Providing for easy and affordable handicap access and (2) restoring the original front facade of the home are our common goals with Chevy Chase Village and Montgomery County. Documents from HPC and Chevy Chase Historical Society, namely the 1927 Sanborn map and a Chevy Chase Village Home Tour Map from 1975, indicate that the original stairs were in a more traditional location on the front porch extending beyond the porch and into the front yard area. A prominent front entry and front stairs are important architectural features of Colonial Revival homes. Moving the stairs as we propose, would be in keeping with this architectural convention. Once constructed, the stairs would be located more than 55 feet from Cedar Parkway. The result would be an appropriate and proportionate traditional Colonial Revival entrance and the restoration of a contributing historic structure to its entrance and the restoration of a contributing historic structure to its original 1909 design.

Variance Filing Fee <i>Per Village Code Sec. 6-2(a)(24):</i> <input checked="" type="checkbox"/> \$300.00 for new construction. <input type="checkbox"/> \$150.00 for replacing existing non-conformities. <input type="checkbox"/> \$300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way. <input type="checkbox"/> Other: \$ Fee Paid: \$300.00	Checks Payable To: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815 Date Paid: Staff Signature:
	Approved to Issue Building Permit per Board Decision Signed by the Board Secretary on: Date: Signature: _____ Village Manager

[illegible]



ANNE DECKER
ARCHITECTS

5919 Wilson Lane
Bethesda, Maryland 20814
(P) 301.652.0106 (F) 301.652.0125
www.anneeckerarchitects.com

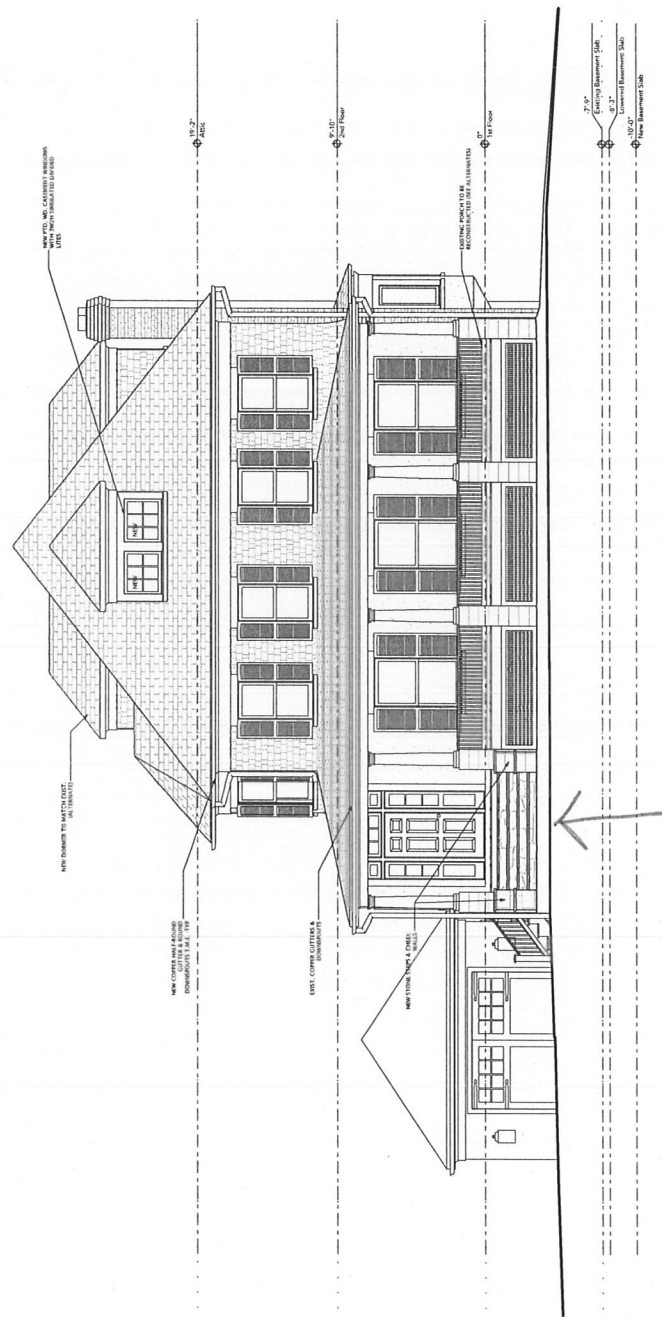
Campanella Renovation

5910 Cedar Parkway
Cherry Chase, Maryland 20815

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16 APRIL 2014

HAWP
Submission

A2-1



1 Front Elevation
1/8" = 1'-0"

5019 Wilson Lane
Bethesda, Maryland 20814
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www.annedeckerarchitects.com

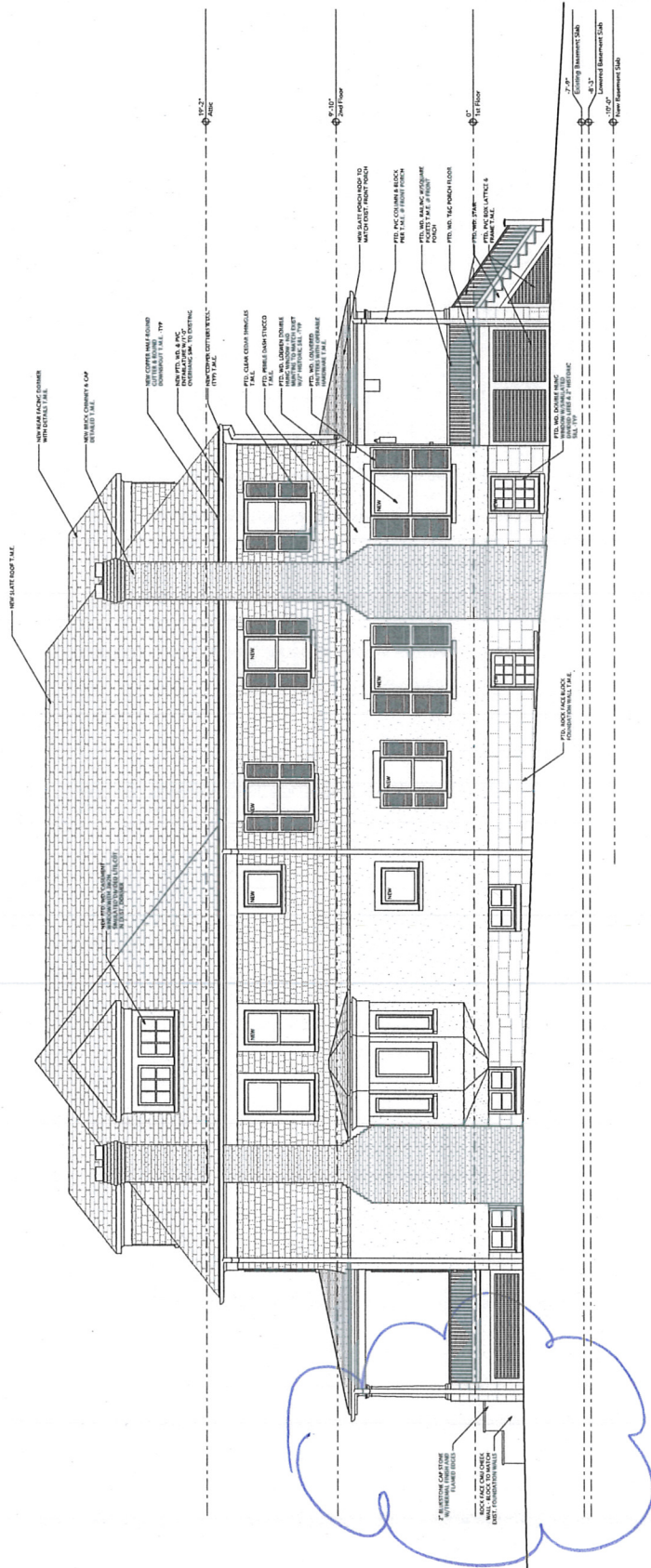
Campanella Renovation

5910 Cedar Parkway
Chevy Chase, Maryland 20815

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16 APRIL 2014

HAWP
Submission

A2-2



Right Elevation
1/8" = 1'-0"

Existing Property Condition Photographs (duplicate as needed)

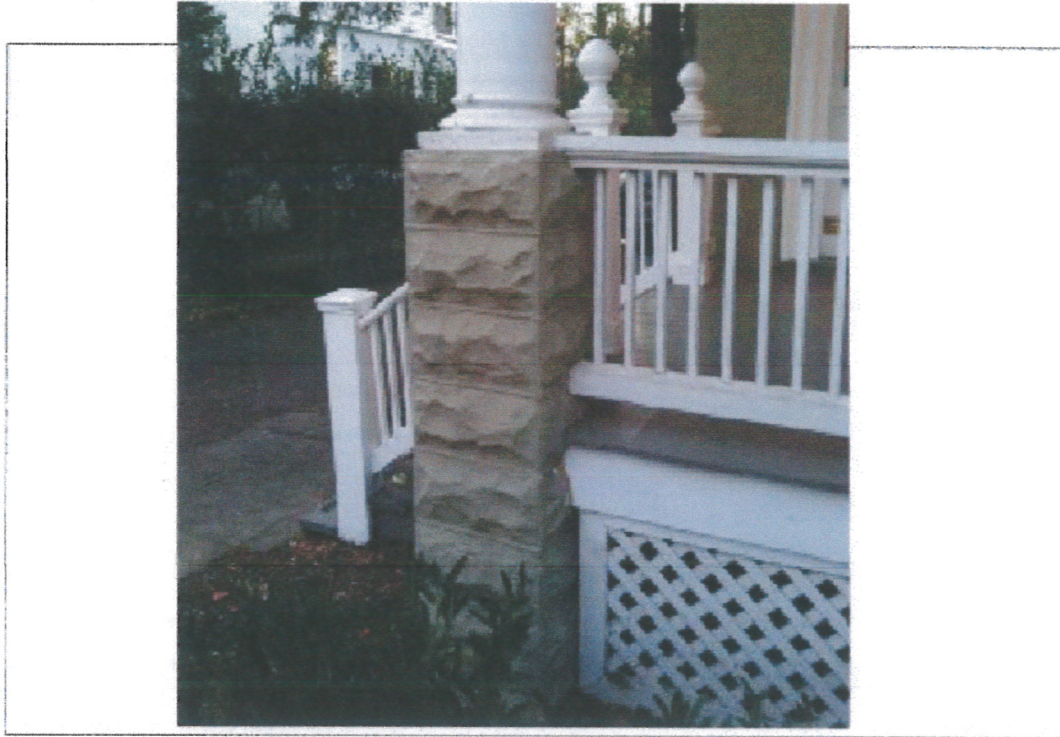


FRONT FACADE - Original wrap-around porch was enclosed on left side to create new foyer. Side stair entrance was added after 1975. Side entry is not conventional for Colonial Revival Home. Railing, and finials are different style than the rest of the porch. Floor boards on stairs are newer, slabs. Traceries described it as a "pre-fab Home Depot" look.



FRONT FACADE - notice that left bay is different than other bays - lattice dimensions and railing are different, plumb, and newer - do not have same amount of paint build-up..

Existing Property Condition Photographs (duplicate as needed)

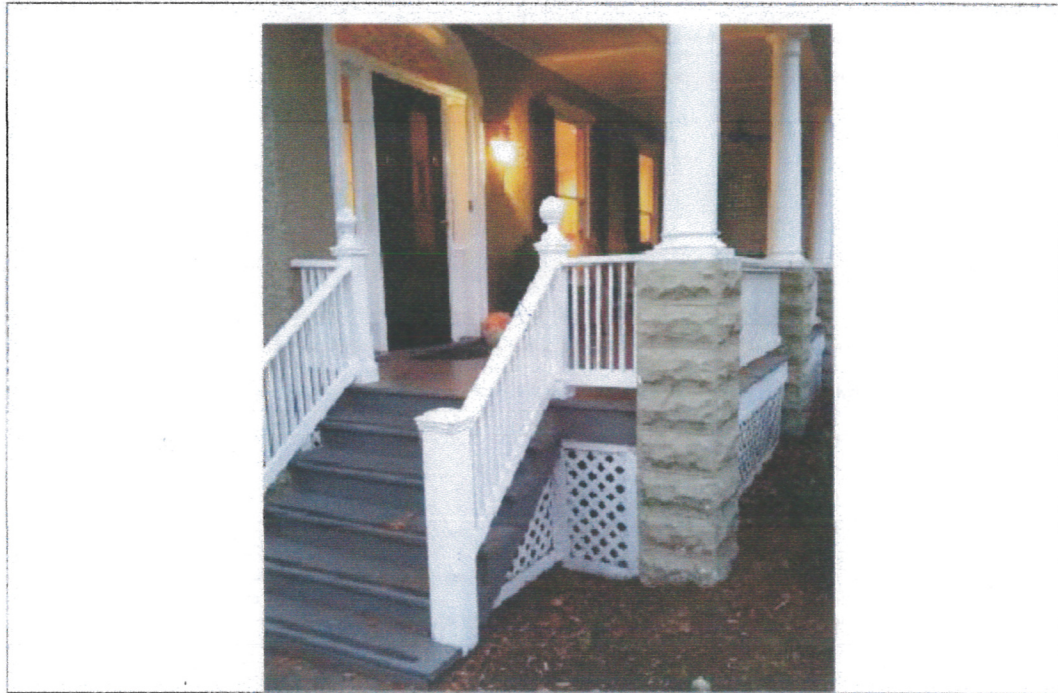


FRONT FACADE - Side stair and left bay lattice details



FRONT FACADE - Front door and Lattice details. Note: left bay lattice is different than all other lattice panels. Rail in this bay is plumb and newer than other railings. Historical docs indicate ORIGINAL stairs were located here. Physical evidence also seen in flooring and flanking stone column bases.

Existing Property Condition Photographs (duplicate as needed)



FRONT ENTRY - Existing front entrance side stair with 36" rise (added after 1975.) Stair railings are beveled - not flat like original porch. Different wood was used for stairs and a different lattice design covers side base. Formal finials do not match original style of porch.



FRONT PORCH - Column (one has been replaced in a different style capital) drop ceiling is not original- was probably added to cover damage. Original ceiling was probably concave according to Traceries, DC.

Existing Property Condition Photographs (duplicate as needed)



Detail: SOUTH SIDE - side entrance with 65" rise



REAR FACADE with 81" rise

Detail: _____

Applicant: CAMPANELLA - 5910 CEDAR PARKWAY

Page: ____

FRONT PORCH RESTORATION | Kathy & John Campanella | 5910 Cedar Parkway

Laura Trieschman, Senior Architectural Historian
EHT Traceries, Inc.
202/393.1199

Laura visited our home and gave her observations about the original design of the front porch and stairs stating, "... with regard to style, your house is most definitely Colonial Revival and that was the style when completed. The first phase of alterations (1930's changes to front porch, front entry, and three story rear addition) were also Colonial Revival in style. The front entry is very high style, more classically inspired, and is incorrect for your Colonial Revival-style house."

Laura found physical evidence supporting the existence of the original 1909 front stair built off the left bay of the front porch. Her observations and recommendations are summarized below.

1) Front Entrance and Foyer: In the 1930's, the wrap around porch was enclosed on left side to create a new entrance and foyer with formal and classically inspired fluting, dental molding, and numerous mutins. The formal fanlight proportions were distorted in order to fit into the existing space.

Propose: Replacing the formal Colonial Revival style door, fanlight, and sidelights with a more appropriate informal Colonial Revival door and lights.

2) Center Porch Column: One column has been replaced with a different style capital.

Propose: Replacing this column to match the original columns.

3) Front Porch Drop Ceiling: The drop ceiling not original and was perhaps installed to hide damage.

Propose: Replacing this ceiling with one that is concave and appropriate for the original porch.

4) Front Porch Side Stairs: The "pre-fabricated" style side stairway was added after 1975 to facilitate life with an automobile. These crude solid wood slab stairs, are unlike the narrow artful wood flooring used on the original porch. The beveled railings and formal finials do not match the architecture of the home.

Propose: Removing these stairs completely and restoring the original side railing.

5) Original Front Porch Stairs: The original front stairs were removed after 1975 and replaced with a section of railing. Historical evidence of these stairs is seen in the Sanborn Map from 1927 and in a 1975 Chevy Chase Village Home Tour map (see attached images.) Existing physical evidence is seen in the lower left bay lattice where the original stairs were located. The lattice has newer smaller thinner boards compared to the other three original sections. This same area shows changes in the two stone pillars which would have flanked the original front stairs, and in the white painted replacement railing that is obviously newer and plumb while the other original three sections are made of older materials that have aged considerably and sagged. Some of the left bay floorboards, in the area of the original stairs, were replaced with newer wood that is different from the rest of the front porch.

Propose: Relocating stairs and returning them to their original 1909 location.

Note: We did a survey of homes within a few blocks of our house. Of the homes with front porches, all feature a main front entrance with stairs extending into the front yard except for 5910 Cedar Parkway. (Please see attached images for examples.)



CHEVY CHASE
HISTORICAL SOCIETY



HOME

CLICK & SEARCH

KEYWORD SEARCH

ADVANCED SEARCH

RANDOM IMAGES

SEARCH RESULTS

HELP

ARCHIVE RECORD

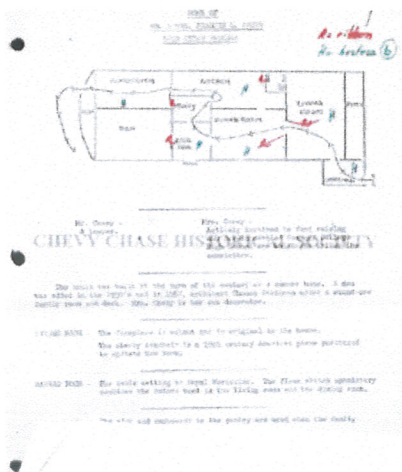
PREVIOUS RECORD

NEXT RECORD

PRINT

Email
Page

Send
Feedback



2009.2011.09

Order
Image

Object ID 2009.2011.09

Title 5910 Cedar Parkway

Description 5910 Cedar Parkway
Second Annual Village House Tour, 1975
Mr./Mrs. Francis L. Casey

The house was built at the turn of the century as a summer home.

Location: Maryland Home and Garden Pilgrimage/Tour Papers, 1970-1992

Living Room: Fireplace is walnut and is original to the house.

Dining Room: Table setting is Royle Worcester.

Kitchen and Family Room: Sink and cupboards in the pantry are used when the family entertains.

Object Name House Description

Date 1975

Image [2009.2011.09](#)

SEARCH TIPS

Maximize the number of "hits" for your query by:

Dropping abbreviations like Ave., Dr., St., to street names. For example, "Shepherd" instead of "Shepherd St."

Spelling words out AND then doing a second search using an abbreviation. For example, "BCC" and "Bethesda Chevy Chase" or "Conn" and "Connecticut"

Using variations in spelling if you know them. For example, today's Brookville Rd. once had an "e" in it, Brookeville.

Use alternate names for one location. For example, today's National 4-H Center was once known as Chevy Chase Junior College, Chevy Chase Seminary, Chevy Chase Inn, and Springs Hotel.

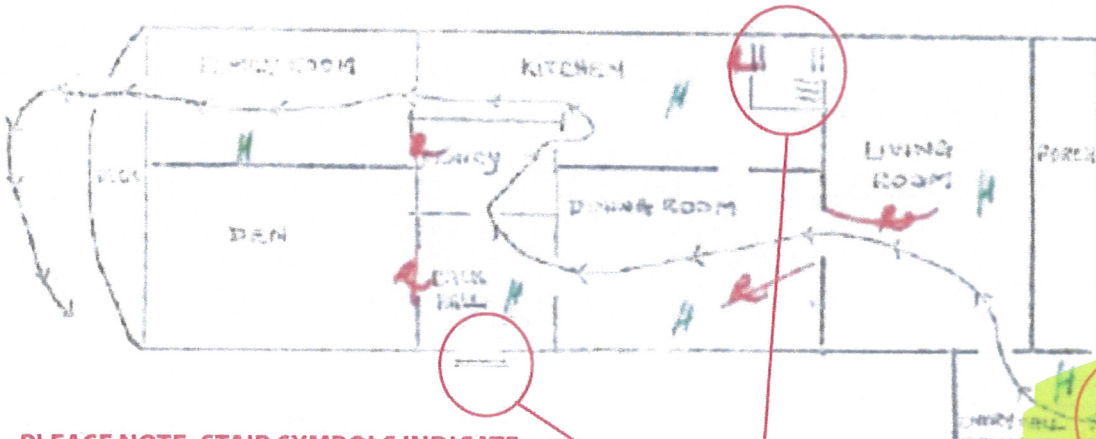
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Digital Archives made possible, in part, by funding from the Montgomery County government and the Art and Humanities Council of Montgomery County.

This is an [MWeb](#)™ Online Catalog.

MAP OF
MR. & MRS. FRANKS L. CASEY
500 CEDAR HURDLE

R: ribbon
H: hostess (b)



* FRONT EXTERIOR
STAIRS ARE SHOWN
BEYOND THE FRONT
PORCH - EXTENDING
INTO THE FRONT YARD

PLEASE NOTE: STAIR SYMBOLS INDICATE
EXTERIOR FRONT STAIRS, EXTERIOR SIDE STAIRS,
AND INTERIOR STAIRS

Mr. Casey -
A lawyer.

Mrs. Casey -
Actively involved in fund raising
and development of Coe College
High School for which she writes the
newsletter.

The house was built at the turn of the century as a summer home. A den
was added in the 1930's and in 1967, architect Thomas Stohrman added a mixed-use
family room and deck. Mrs. Casey is her own decorator.

are 1900
built as
Summer
House.

LIVING ROOM - The fireplace is walnut and is original to the house.

The cherry armchair is a 19th century American piece purchased
in upstate New York.

Den
added 1930's

DINING ROOM - The table setting is Royal Worcester. The floor stitch upholstery
combines the colors used in the living room and the dining room.

1967
added
family rm.
+ deck

The sink and cupboards in the pantry are used when the family

entertains...

KEY

Fire proof construction.
(OR FIRE RESISTIVE CONSTR.)

Adobe building.

Stone building.

Concrete, lime, sand or cement brick.

Hollow concrete or cement block constr.

Concrete or reinforced concrete constr.

Tile building.

Brick building with frame cornice.

" " " stone front.

" " " frame side.

" " " (covered by frame construction).

Brick veneered building.

" " and frame building.

Frame building brick lined.

" " metal clad.

Frame building.

Iron building.

Tenant building occupied by various manufacturing or occupancies.

Frame building covered with asbestos.

Brick building with brick or metal cornice.

Fire wall 6 inches above roof.

" " 12 " " "

" " 18 " " "

" " 36 " " "

Figures 8, 12, 16 indicate thickness of wall in inches.

Wall without opening and size in inches.

Wall with openings on floors as designated.

Opening with single iron or tin clad door.

" " double iron " " doors.

" " standard fire doors.

Openings with wired glass doors.

Drive or passage way.

Stable.

Auto House or private garage.

Solid brick with interior walls of C.B. or C.B. and brick mixed.

Mixed construction of C.B. and brick with one wall of solid brick.

Mixed construction of C.B. and brick with one wall faced with 4" brick.

Mixed construction of C.B. and brick throughout.

Window opening in first story.

Window openings in second and third stories.

Window openings in second and fourth stories.

Windows with wired glass.

Windows with iron or tin clad shutters.

Window openings tenth to twenty-second stories.

1 elevator.

with traps.

" " self closing traps.

Concrete block enclosed elevator with traps.

Tile enclosed elevator with self closing traps.

Brick enclosed elev. with wired glass door.

Brick chimney.

Ground elevation.

Vertical steam boiler.

Gasoline tank.

Open under.

Same size fire dept. connection.

Single fire dept. connection.

Automatic chemical spr.

Automatic sprinklers.

Automatic sprinklers in part of building only.

Automatic sprinklers in part of building only.

Not sprinklered.

Outside vertical pipe on fire escape.

Fire alarm box.

Single hydrant (36).

Double " "

Triple " "

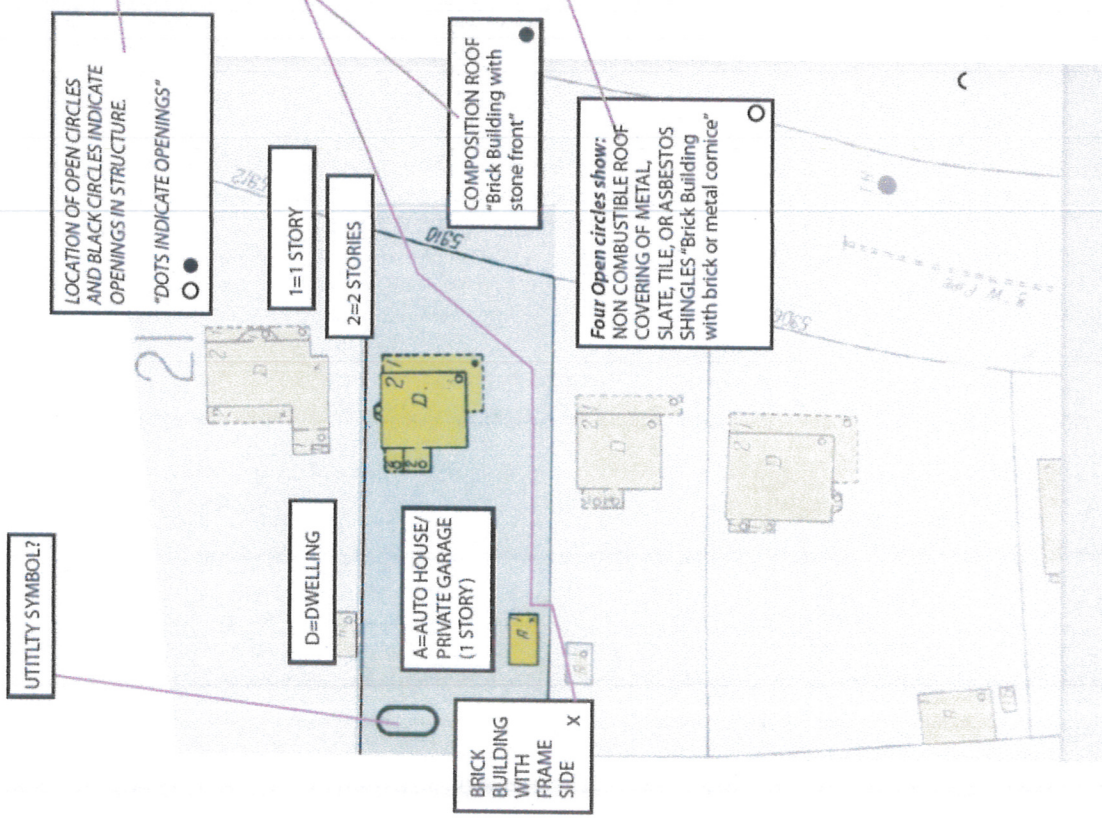
Quadruple hydrant of the High Pressure Fire Service.

Fire alarm box of the High Pressure Fire Service.

Water pipes of private supply.

House numbers shown nearest to buildings are official or actually up on buildings.

Old house numbers shown further from buildings.



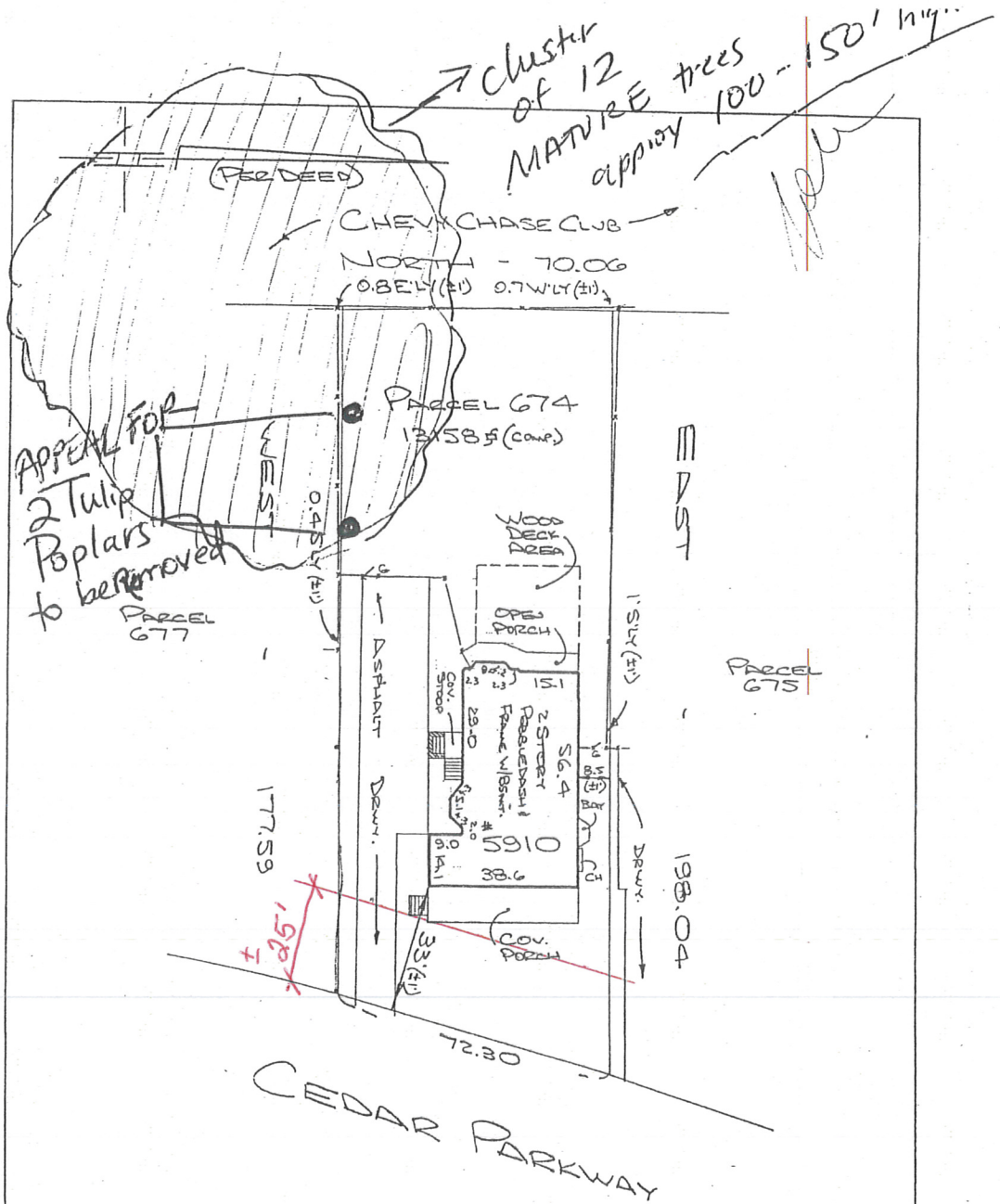


Kathy & John Campanella
5910 Cedar Parkway

We surveyed all homes within a few blocks of 5910 Cedar Parkway, in the historic West Village of Chevy Chase. Of the homes that have front porches, all of them feature a main front entry stairway extending into the front yard.

5910 Cedar Pkwy is the only exception to this design convention. (Examples below.)





Capitol Surveys, Inc.

10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

LOCATION DRAWING

PARCEL 674
 LIBER 6807 Folio 159
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book - Plat - Scale 1" = 30'

CASE: 1165-12 FILE: 96096

DATE: JULY 25, 2012

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522
 License Current Through February 13, 2013

of Montgomery
said boundary line
the (60.04) feet;
(177.59) feet to
said Parkway,
ing; containing
or less.
improvements,
of the second part,

parties of the
their heirs and
their heirs and
flows, viz:-

all be built and
uses, shall or other
trade, business, and
permitted upon said

within twenty-five
and a garage house, and

and a street, Avenue

cost of less than

estimated for the
there appurtenant
to lines of
present house.

initially the prop-
er land as may be
five hereunto set

Chandlee, (SEAL)
Chandlee, (SEAL)

and for the said
Chandlee, his wife,

parties to a certain deed bearing date on the seventh day of April, A. D., 1910, and hereto
annexed, personally appeared before me in said District, the said George H. Chandlee and
Laura G. Chandlee being personally well known to me as the persons who executed the said Deed
and acknowledged the same to be their act and deed.

GIVEN under my hand and seal, this seventh day of April, A. D., 1910.

Albert W. Sioussa,
Notary Public D. C.

Albert W. Sioussa
Notary Public
District of
Columbia

*Examined
and
initialled
by
Notary
Public
May 2, 1910
W. L. Linn*

At the request of Archibald Edmonston the following Deed was recorded April 21st
A. D. 1910 at 9.00 o'clock A. M. to-wit:-

THIS DEED Made this seventh day of April in the year one thousand nine hundred
and ten, by and between George H. Chandlee and Laura G. Chandlee, his wife, of the State of
Maryland, parties of the first part, and Archibald Edmonston, of the District of Columbia,
party of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of
the sum of TEN (10) DOLLARS, to them paid by the said party of the second part, and of the
covenants and agreements of the said party of the second part as hereinafter set forth,
do hereby grant and convey unto the said party of the second part, in fee simple, the
following described land and premises, with the improvements, easements and appurtenances
thereunto belonging, situate in the County of Montgomery, State of Maryland, namely:-

PART of an undivided tract of land lying west of and immediately adjoining
Section Two of the subdivision made by the Chevy Chase Land Company of Montgomery County,
Maryland, as per Plat of said subdivision recorded in Liber J.A. No. 35 folio 61, and re-re-
corded in Plat Book #2, page 106, of the Land Records of said Montgomery County, Maryland,
described by metes and bounds as follows, viz:-

Beginning for the same at a point on the west line of Cedar Parkway, as said park-
way is shown by the plats of subdivision aforesaid, at the intersection of said west line
of said Parkway with a line drawn due east and west and ten (10) feet north of the south
line of Kirke Street, as said street is shown on the aforesaid plat of subdivision, and
running thence due west one hundred and seventy-seven and fifty-nine hundredths (177.59)
feet to the boundary line between the land of the Chevy Chase Land Company of Montgomery
County, Maryland, and the land of the Chevy Chase Club; thence along said boundary line north
two degrees, nine minutes (2° 09') west, sixty and four hundredths (60.04) feet; thence due
east one hundred and ninety-four and ninety-three hundredths (194.93) feet to the west line
of said Cedar Parkway; thence southerly along the said line of said Parkway, sixty-one and
ninety-one hundredths (61.91) feet to the place of beginning; containing eleven thousand,
one hundred and fifty-six (11,156) square feet of land, more or less.

TO HAVE AND TO HOLD the said land and premises, with the improvements, easements
and appurtenances unto and to the use of the said party of the second part, his heirs and

assigns, in fee simple.

IN CONSIDERATION of the execution of this deed, the said party of the second part, for himself and for his heirs and assigns, hereby covenants and agrees with the parties of the first part, their heirs and assigns (such covenants and agreements to run with the land) as follows, viz:-

1. That all houses upon the premises hereby conveyed shall be built and used for residence purposes exclusively, except stables, carriage-houses, sheds, or other outbuildings, for use in connection with such residence, and that no trade, business, manufacture or sales, or nuisance of any kind shall be carried on or permitted upon said premises.

2. That no structure of any description shall be erected within twenty-five (25) feet of the front line of said premises; and that no stable, carriage-house, shed, or outbuilding shall be erected except on the rear of said premises.

In case of corner lots any and all lines bordering upon a street, avenue, or parkway shall be considered a front line.

3. That no house shall be erected on said premise at a cost less than Three Thousand (\$3,000) Dollars.

4. That any house erected on said premises shall be designed for the occupancy of a single family, and no part of any house or of any structure appurtenant thereto shall be erected or maintained within five (5) feet of the side lines of premises hereby conveyed, nor within ten (10) feet of the nearest adjacent house.

AND the said George H. Chandlee hereby covenants to warrant specially the property hereby conveyed, and to execute such further assurance of the said land as may be requisite.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals on the day and year first hereinbefore written.

Signed sealed and delivered

in the presence of

Albert W. Sioussa,

✓ Geo. H. Chandlee (SEAL)

✓ Laura G. Chandlee (SEAL)

District of Columbia, to-wit:-

I, Albert W. Sioussa, a Notary Public in and for the said District, do hereby certify that George H. Chandlee and Laura G. Chandlee, his wife, parties to a certain Deed bearing date on the seventh day of April, A. D. 1910, and hereto annexed, personally appeared before me in said District, the said George H. Chandlee and Laura G. Chandlee being personally well known to me as the persons who executed the said Deed and acknowledged the same to be their act and deed.

Given under my hand and seal, this seventh day of April, A. D. 1910.

Albert W. Sioussa,

Notary Public, D. C.

Albert W. Sioussa
Notary Public
District of
Columbia

Examined
Filed
Mr. P. H.
Wash.
May 24/11
T. L. H.

Chevy Chase Village

Website Posting Notice

for Appeal, Special Permit & Variance Hearings

Case Number: [REDACTED]

Hearing Date: Monday, May 12th

By signing below, I acknowledge as the applicant/appellant in the above-referenced case number that all supporting information and documentation for my case will be posted on the Village's website at <www.chevychasevillagemd.gov> for review by the general public.

Applicant/Appellant Name: Kathy Campanella

Address: 5910 Cedar Parkway

Telephone: 202.320.5008

E-mail: kcampanella@verizon.net

Applicant/Appellant Signature: 


Agent Name for applicant/appellant (if necessary): [REDACTED]

Telephone: [REDACTED]

Address: [REDACTED]

E-mail: [REDACTED]

Signature of agent:

Village staff initials: 

Date: 4/23/14